



R04-20-A-082

1. Applicant Identification
City of Rock Hill, South Carolina
155 Johnston Street
Rock Hill, SC 29731
2. Funding Requested
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested
 - i. \$300,000
 - ii. Not Applicable
 - c. Contamination: Hazardous Substances and Petroleum - \$150,000 Hazardous Substances and \$150,000 Petroleum
3. Location: a) Rock Hill b) York County c) South Carolina
4. Property Information for Site-Specific Applications: Not Applicable
5. Contacts
 - a. Project Director
Corinne Sferrazza, Community Development Coordinator
803-326-2463
corinne.sferrazza@cityofrockhill.com
PO Box 11706
150 Johnston Street
Rock Hill, SC 29730
 - b. Chief Executive/Highest Ranking Elected Official
John Gettys, Mayor
803-329-7011
John.Gettys@cityofrockhill.com
PO Box 11706
155 Johnston Street
Rock Hill, SC 29730
6. Population: City of Rock Hill, SC – 2013- 2017 American Community Survey 5 Year
Population Estimate: 70,764



7. Other Factors Checklist

None of the Other Factors listed below apply to the proposed brownfield project.

Other Factors	Page #
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States territory.	NA
The priority brownfield site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road or other public thoroughfare separating them.)	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	NA
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	NA

8. Letter from the State or Tribal Environmental Authority: See attached



November 12, 2019

Brian Gross
Region 4 Brownfields Coordinator
United States Environmental Protection Agency
Resource Conservation and Restoration Division
61 Forsyth Street SW
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Community-wide Assessment Grant
City of Rock Hill, South Carolina

Dear Mr. Gross:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports the City of Rock Hill's application for a community-wide Brownfields Assessment Grant for Brownfield sites in the Knowledge Park target area which includes Census Tract 605.01.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the City in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges of my staff at (803) 898-0919.

Sincerely,

A handwritten signature in blue ink, appearing to read 'H. Porter', is written above the typed name.

Henry Porter, Chief
Bureau of Land and Waste Management

cc: Liz Basil, EA BHES
Robert Hodges, Manager, Brownfields Program

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields **i. Background and Description of Target Area:** The City of Rock Hill (population 70,764), the largest municipality within York County and fifth largest within South Carolina, is located in the northern Piedmont area of the state.¹ Chartered in 1870, the City has a long and vibrant history, from the indigenous Catawba Indians and the European settlers of the late 1700s, to the textile and manufacturing boom brought on by the Industrial Revolution. The combination of easy access to raw materials, labor and the Charlotte South Carolina Railroad helped Rock Hill to thrive throughout several wars and the Great Depression. As with the majority of the textile industry in the South, beginning in the 1960s the industry began to crumble as textiles were outsourced overseas leaving many residents unemployed consequently effecting future generations.² The textile industry, which built this strong community, is now non-existent leaving in its wake blight and vacant buildings throughout the community, which has hindered redevelopment for decades. Fortunately, in recent years there has been a renewed interest in the city, due to the proximity of the Charlotte metro area. Although Rock Hill has become a major suburb of Charlotte, one of the leading banking and financial hubs in the country, there are still segments of town where redevelopment is absolutely necessary not only to address potential environmental concerns but because of the sensitive populations residing there.

One segment of town still in need of redevelopment is home to several abandoned textile and manufacturing sites located within the city's designated Textile Corridor, the historic downtown, Winthrop University and the surrounding neighborhoods. The City coined the phrase "Old Town" in 2001 to describe this area but years later the City expanded the project area and rebranded it as "**Knowledge Park at Old Town**" (Knowledge Park). The target area for this application is **Knowledge Park** located in **Census Tract (CT) 605.01**. This target area is home to a large sensitive population (64% African American and 61% women) who are living with a number of economic disadvantages, such as high unemployment and low income.¹ In addition, the target area is full of blighted industrial sites inhibiting redevelopment which pose potential environmental dangers to the residents. The City recognizes that the properties within this area are in need of assessment in order to move forward with the City's planned redevelopment. Fortunately, Census Tract 605.01 is designated as an **Opportunity Zone**, which the City intends to market to developers to spur the revitalization needed within Knowledge Park.

ii. Description of the Priority Brownfield Site(s): With the loss of the textile and the associated manufacturing industry, there is an abundance of abandoned brownfield sites located throughout Knowledge Park posing serious health concerns to the community, especially those living in CT 605.01. In 2006, the local Council of Governments was awarded an EPA Assessment Grant and used grant funding to create a site inventory of this target area. As the City's redevelopment and brownfield program has been underway for some time, the original inventory list of sites has been whittled down to **50 sites** within the target area. The City intends to continue to build and prioritize their inventory with the help of their project partners and the residents living in the target area by thoroughly discussing sites and future market-driven redevelopment options during Knowledge Park neighborhood meetings and project partner meetings.

The City has identified **two** sites as initial priorities as developers are ready to redevelop the sites into mixed-use parcels directly aligning with the **Knowledge Park Action Plan**. The City **has site access to both priority sites and several others within the target area** and will continue the process of site access negotiations as more sites are identified. The priority brownfield sites

¹ 2013-2017 American Community Survey – US Census

² City of Rock Hill – Historic Resources Survey Update

identified in Knowledge Park include but are not limited to: **W. Main Street Site – 115 – 129 W. Main St:** Located in the **Herald Block** along Rock Hill's historic downtown sits two contiguous vacant parcels totaling 2-acres. Historical information of the site indicates the parcels have been developed commercially since the late 1800s. Past industry and business include a cotton seed warehouse, fertilizer warehouse, automobile dealership and service station. Contaminants associated with these types of industry include petroleum products, pesticides, arsenic, lead and other heavy metals as caused by pesticide use at the warehouses. The on-site buildings have been removed and the site is primed for redevelopment upon environmental assessment. The assessment and redevelopment of this site is imperative to the revitalization of the Knowledge Park target area as this site is included in the City's Herald Block Master Plan. The City recognizes this site as a **top priority due to the proximity to downtown and residential areas**, in addition to having developers **ready to redevelop the site into a mixed use commercial and residential property with 68 new housing units** directly aligning with the Knowledge Park Action Plan and the Herald Block Master Plan Concept Study. **The Town Center Sites – Dave Lyle Blvd & E. Main St.:** Directly across the street from the **W. Main Street Site** sits a 1.9-acre tract made up of several parcels which collectively made up the historic Town Center Mall and currently is a vacant lot used for parking. The Mall was demolished and removed from the downtown landscape in 1993.³ Historical information indicates downtown commercial type buildings were formerly located at this property. Some of the buildings were recorded as having had basements that were backfilled with construction debris, in addition to the UST that was found and removed from the property in 1994. Dry cleaning and laundry businesses were found adjacent to the site causing possible contamination issues caused by groundwater flow. Contaminants associated with this type of site information include petroleum products and volatile organic compounds (VOCs) including trichloroethylene and tetrachloroethylene. The City recognizes this site as a **top priority due to the proximity to downtown and residential areas**, in addition to having developers ready to **redevelop the site into a mixed-use parcel for residential and commercial purposes** directly aligning with the Knowledge Park Action Plan.

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans: City leadership recognizes the need to redevelop Knowledge Park by addressing potential brownfield sites. With this understanding, the City has developed plans which will further the area's revitalization bringing prosperity back to the target area; such plans were finalized in the fall and winter of **2018** and include the **Knowledge Park Action Plan** and the **Herald Block Master Plan Concept Study**.

The purpose of Knowledge Park as stated in the Knowledge Park Action Plan is *to attract new jobs, businesses and visitors to the historic center of Rock Hill; create opportunity, wealth and prosperity for the citizens of Rock Hill; and to create a place in the heart of the city with a distinctive urban lifestyle*. This **citizen driven plan** is made up of nine key strategies focusing on *connectivity, tourism, development, neighborhoods, housing, marketing, jobs and businesses and place making*. Strategic Action #3 is **to develop and redevelop strategic sites and buildings** with the first task focusing on the **redevelopment of key sites along Dave Lyle Blvd**. The City's two priority brownfield sites identified in this task are the **W. Main Street Site and the Town Center Site both located on Dave Lyle Blvd**. The **Herald Block Master Plan Concept Study** describes the overall redevelopment plan for the **W. Main Street Site**. By assessing and redeveloping this priority site the City intends to transform this area into a **mixed-use parcel comprised of greenspace, outdoor amenities, multi-use trails, retail and residential units**. The City has a

³ City of Rock Hill – Historic Resources Survey Update

developer ready to start this project upon assessment and remediation. Future redevelopment plans at the priority **Town Center Site** will include **street front retail with three or four levels of residential units located above, a six-level parking garage behind the commercial/residential site, and a pedestrian bridge** connecting the outdoor recreation amenities along the Herald Block, which includes the **W. Main Street Site**. The City has another developer ready to move forward on this site upon assessment and remediation. Redevelopment at these sites not only align with the City's established strategic plans but this redevelopment will bring new service job opportunities that the sensitive populations of the target area can benefit from which will create a stronger economy.

The Knowledge Park Plan outlines strategic action items and has broken down each item into tasks to assist the City in the planning and timing of this redevelopment effort. Other action items which will greatly impact the quality of life for those living within the Knowledge Park area as well as aligning with the proposed reuse plans for the sites include **“designing and building pedestrian and bike transit options** to promote healthy lifestyles and environmental stewardship,” which **directly relates to the assessment and the redevelopment plans for both priority sites regarding a pedestrian bridge and future trail options**. Furthermore, the plan intends to address the housing issues within the target area through strategic initiative #4 and #5 by focusing on providing **“support through planning, incentives and public investments new development that positively impacts economically distressed neighborhoods on the edges of Knowledge Park.”**

ii. Outcomes and Benefits of Reuse Strategy: The assessment and remediation of sites in the target area will make properties available for redevelopment which will help to continue the mission of the Knowledge Park Action Plan by creating new business and job opportunities as well as improving the target area neighborhoods. Fortunately, the target area **CT605.01 is a federally designated Opportunity Zone**, which the City intends to market to developers to spur the revitalization needed within Knowledge Park. The proposed reuse at both priority sites aligns with the City's revitalization plans and will have a strong positive impact on the economy as well as the resident's quality of life. A recent success of a redeveloped brownfield within Knowledge Park can be seen by the assessment and remediation of the Bleachery. Located only blocks away from the priority sites, the Bleachery is being transformed into a large mixed-use parcel of commercial and residential units, through public-private partnerships, bringing with it new job opportunities for the sensitive populations within the target area as well as an increase in the tax base in addition to the redevelopment of a massive blighted and vacant structure.

Not only will addressing brownfield sites throughout the target area encourage economic growth by removing the environmental stigma surrounding potential sites but the remediation of blighted structures can remove sites which can create an opportunity for illegal activity. Once these potential brownfield sites within the target area are redeveloped, residents will feel more secure using the sidewalks already in place to walk to their school, church, place of employment, and parks allowing for healthy lifestyle choices. Within Knowledge Park **19% of households do not have access to a vehicle**, double the national average, making walkability an extremely important part of their lives.¹ As part of the redevelopment of the target area, the City is working with residents to determine the next steps regarding multi-use trail development (non-economic benefit) to further expand mobility options for those living in Knowledge Park. There are several trails slated in and around the Knowledge Park area in the **City of Rock Hill's Trails and Greenways Master Plan** and the need for ensuring these trails are created directly aligns with the **Knowledge Park Action Plan Strategic Action #1: Design and Build Pedestrian, Bike and Transit**

Connections which directly aligns with the plans for sidewalks, trails, and pedestrian bridges at both priority sites within the target area.

c. **Strategy for Leveraging Resources** i. **Resources Needed for Site Reuse:** The City is making every effort to secure additional funding for the redevelopment of Knowledge Park. The City created two Tax Increment Financial (TIF) Districts within the target area for the purpose of funding revitalization projects within Knowledge Park. In addition to infrastructure improvements, the City can use the **TIF funds to cover the cost of remediation of potential brownfield sites** within the target area. Furthermore, City has arranged access to the state of **South Carolina's Revolving Loan Fund** managed by the Catawba Council of Governments. The City will use this **funding for the cleanup** of priority brownfield sites within the target area. As stated previously, the two priority sites described above have **private developers and investors ready to fund the redevelopment of the sites** into housing and commercial properties for the betterment of the sensitive populations living in the target area. In the fall of 2019, the City received \$450,000 through the Community Development Block Grant with a portion of the funds **allotted for additional brownfield environmental assessments**. Furthermore, with **Knowledge Park being in an Opportunity Zone**, private investors and developers will be drawn to the available tax incentives when redeveloping in the target area. The City will continue to pursue and utilize state and federal grants to further revitalization efforts within Knowledge Park.

ii. **Use of Existing Infrastructure:** Before revitalization began in Knowledge Park, the City recognized all infrastructure in the target area would need to be upgraded as this segment of town had not been a priority for years. Capital improvements have been made over the past few years and can be seen through upgraded water and sewer lines, utility and electrical lines, streetscaping including curb and gutter, pedestrian improvements which included new sidewalks, traffic signals and parking improvements, road widening, and the replacement of an existing 500,000-gallon elevated water tank with a 750,000-gallon tank. Infrastructure improvements have been completed throughout the target area but in the event further needs are identified the City will acquire additional funding through the established TIFs as well as state and federal grant programs.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. **Community Need** i. **The Community's Need for Funding:** Knowledge Park is home to a community in need of revitalization. The population of those residing in the target area (CT 605.01) is **3,413**, which is nearly 5% of the City's total population concentrated in a relatively small footprint of 1.37 square miles (City: 43 square miles).⁴ Residents suffer from low income as shown by the **per capita income of \$12,421 and median household income of \$15,655**, which is significantly less than the City (\$24,777/\$44,296), state (\$26,645/\$48,781), and national (\$31,177/\$57,652) averages.⁴ The percent of **all people below the poverty level in the target area is 37% with 78% of those being youth under the age of 18**, this is nearly double the percent for all people and triple the percent of youth under the age of 18 than the state (17%/28%) and City (18%/26%) averages.⁴ To make matters worse, Knowledge Park has a much **higher unemployment rate (19%)** compared to the City (8%), state (7%), and national rates (7%).⁴ As evidenced by these statistics, residents have been suffering from blight and a lack of industry for years. Currently City funds are used for basic services such as police, fire, sanitation, etc. with any projects within the Knowledge Park target area to be funded through the TIF. Unfortunately, when the recession hit in 2007, the TIF funds did not grow as the City had anticipated and due to this deficit the City is in great need of financial assistance to assess the brownfields within the target area. With the low-income population and a high unemployment rate, raising taxes to fund

⁴ 2013-2017 American Community Survey – US Census

additional projects is impossible but funding assistance from an EPA Brownfield Assessment Grant can pave the way for economic prosperity, drastically improving the quality of life for those who reside in Knowledge Park.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Within CT 605.01 the sensitive population includes a large number of minorities and women. **African Americans make up 64%** of the population in the target area, which is nearly five times higher the national average (13%), and **61% of the population are women** with a median age for all residents of **25 years old** (USA: 37).⁴

The impacts of a non-existent industry and unemployment can be seen throughout the neediest parts of the city, especially within the Knowledge Park Target Area. Poverty can create an atmosphere of hopelessness turning individuals to criminal activity. **Rock Hill has one of the highest crime rates in America compared to communities of all sizes.**⁵ The City has a violent crime rate which is **25% higher** than the state average, and **65% higher** than the national average and for property crimes the City is **27% higher** than the state average and **72% higher** than the national average.⁶ In 2016, **thefts made up 68%** of all crimes in the city.⁷ Due to the dark, vacant, and blighted properties throughout Knowledge Park most locals know better than to walk around that area at night as the veil of darkness can create an opportunity for illegal activity. Residents of this community cannot afford a tax increase to pay for additional police services to patrol these structures, but crime will be mitigated when the sites are assessed and ready for redevelopment.

By addressing the blight and crime, residents will spend more time walking throughout the target area to parks, churches and their place of employment. Within Knowledge Park **19% of households do not have access to a vehicle**, which is double the national average, making walkability an extremely important part of their lives. Fortunately, the **Knowledge Park Action Plan Strategic Action #1 focuses on identifying and implementing mobility options for those within the target area**. This is extremely important since those living **within this Census Tract are living in a USDA Food Desert**. The redevelopment of potential brownfield sites within the target area will not only address the crime issues, but it will create an environment which will promote healthy lifestyle changes for generations to come.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The brownfield sites identified and the petroleum and hazardous substances on those sites is a cause for concern especially when potential contaminants could be affecting the health of the sensitive populations in the target area. Within South Carolina, cancer is the leading cause of death, with death rates in York County for whites at 173.4 and for African Americans that number increases by nearly 22% at 221.2.⁸ Census Tract 605.01 ranks **99th percentile in the state and 95-100th percentile in the EPA region and in US for cancer risk**, which is troubling considering the potential contaminants at the priority sites are VOCs, heavy metals, and petroleum products, which can cause several different forms of cancer.⁹

By addressing brownfield sites and removing blight within the Knowledge Park target area, the opportunity for a healthy lifestyle by ensuring residents have safe passage throughout Knowledge Park becomes a reality. There is a serious health concern in regard to obesity within the state of South Carolina with the rate rising from **12% in 1990 to 32% in 2013.**⁸ Obesity disproportionately affects ethnic minorities and those with low socioeconomic status. The 2011/2012 National Survey for Children's Health "reported that 39.2% of South Carolina children aged 10-17 were overweight

⁵ Rock Hill Crime Data <https://www.neighborhoodscout.com/sc/rock-hill/crime>

⁶ Rock Hill Crime Data <https://www.areavibes.com/rock-hill-sc/crime/>

⁷ Rock Hill Crime Data <http://www.city-data.com/crime/crime-Rock-Hill-South-Carolina.html>

⁸ Focus 2020: Comprehensive Plan for Rock Hill – Public Health

⁹ EPA EJ Screen Report

or obese – making South Carolina the third highest state in the US.”⁸ Due to the obesity epidemic, the **City’s Public Health Study** found the **second leading causes of death within York County is heart disease**, with the heart disease rate of death for whites at 169.5 and nearly 27% higher for African Americans at 214.9.⁸ These two very serious health concerns will be mitigated for the sensitive populations within the Knowledge Park target area when potential brownfield sites are assessed and remediated by removing potentially life threatening contaminants and allowing for residents to safely walk throughout the community encouraging an active healthy lifestyle.

(3) Disproportionately Impacted Populations: Due to the negative environmental consequences caused by the plethora of abandoned textile and manufacturing facilities located within the Knowledge Park target area, the sensitive populations have not experienced the economic growth and vitality from which the rest of the City has benefited. This is evident by the target area’s extremely low per capita (\$12,421) and median household (\$15,655) income, as well as the high unemployment rate (19%) and high poverty rates (37%). As the years go by, the negative environmental consequences have scared away potential investors causing the blighted, dilapidated and vacant buildings to sit idle. The historic industrial and commercial practices of waste, dye and solvent disposal and the general historic manufacturing practices of textile and manufacturing businesses within the target area have created environmental concerns which are disproportionately impacting the sensitive populations resulting in environmental justice issues. The toxic chemicals that have seeped into the ground and have been carried throughout the target area by ground water and soil vapor, including, but not limited to, compounds such as tetrachloroethylene and other volatile organic compounds, can cause serious adverse health conditions for the target area’s sensitive populations of women (61%) and minorities (64%) , especially when it comes to women of childbearing age and the potential birth defects the contaminants can cause. New industry will not flourish in an area of town where there are perceived environmental issues which continues the cycle of suffering as residents have limited employment options resulting in severely low incomes. The negative environmental effects of former industrial practices, the brownfield sites which remain unaddressed and the lack of new industry coming into the area can be seen throughout the Knowledge Park target area, but with the assessment and remediation of brownfield sites made possible by the EPA Brownfield funding these effects can slowly reverse, bringing job opportunities and economic prosperity back to this once bustling section of the city, drastically changing the lives of the target area residents.

b. Community Engagement i. Project Partners & ii. Project Partner Roles: Several organizations throughout the community have expressed a desire in being a project partner. Below is a sampling of partners who will assist and be involved in making decisions in the process of site selection, prioritization, cleanup and future redevelopment of the priority brownfield sites for this project.

Partner Name	Point of Contact	Specific role in project
Rock Hill Economic Dev Corporation	Stephen Turner, Stephen.turner@cityofrockhill.com	Assist with site identification and prioritization.
Rock Hill Council of Neighborhoods	Aubrey Smith, doylecortez@hotmail.com	Assist with the dissemination of information to the sensitive populations in the target area.
Knowledge Park Leadership Group	David Vebaun, David.vehaun@cityofrockhill.com	Assist with site identification & future cleanup/reuse. Contributions of facilities, equipment or materials for meetings.
Bethel United Methodist Church	Rev. Emily Sutton, emilyscalesutton@gmail.com	Assist with community outreach & reuse planning. Dissemination of information to target area residents.

iii. Incorporating Community Input: The City recognizes the importance of informing and gathering public input when making changes within a community. Knowledge Park residents are a resource of great knowledge and will be able to help with site identification and sharing information with others. A Community Involvement Plan (CIP) will be created with the purpose to describe planned community engagement activities, schedule, project background and key players, which will be made available for review at the City's Housing and Neighborhood Services Department.

The City **held 20+ neighborhood community meetings in the summer and fall months of 2019 within the target area** where staff handed out an informational flyer describing the brownfield project. To ensure those residents who do not have access to a vehicle within the target area can attend the Knowledge Park neighborhood meetings, the City's new bus system, *My Ride*, has a route through the Knowledge Park target area residents can utilize as a safe and FREE mode of transportation. City staff will continue to solicit assistance in site identification and reuse planning throughout the community during the regularly scheduled City Council and Knowledge Park neighborhood meetings. The City will utilize the input and information gathered from the target area neighborhood meetings, project partner meetings and charrettes to advance the City's Brownfield Program.

The City realizes using multiple forms of media for communication is vital to success. The City's social media accounts have had a growing audience due to the increase in usage creating a solid platform for disseminating Brownfield project information. In addition, a project brochure explaining the project will be shared throughout the community, and strategically placed at City offices and recreational facilities. Press releases to the local media will keep the community up to date on project milestones and events. The City's Housing and Neighborhood Services webpage will have a dedicated Brownfield Program section with up to date information on the project and community meetings. In addition, City staff will provide information during the regularly scheduled City Council and Knowledge Park neighborhood meetings. A translator will be provided for the non-English speaking members of the community when needed.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

The City of Rock Hill is requesting a US EPA Brownfields Assessment Grant for petroleum and hazardous substances in the amount of \$300,000 for a community-wide brownfields assessment program within the Knowledge Park target area.

Task 1: Outreach	
i.	<u>Project Implementation</u> : The City's selected qualified environmental consultant (consultant) will develop a Community Involvement Plan (CIP) as well as assist the City in creating outreach materials, which the City staff will review, provide comments and finalize. City staff with the help of their consultant will lead the community education meetings to keep the public informed on project plans and updates. Supplies is budgeted for the printing of outreach materials, office supplies, electronic support and software to manage the grant.
ii.	<u>Anticipated Project Schedule</u> : Initiated in 0-3 months of award & continues throughout project.
iii.	<u>Task/Activity Lead(s)</u> : City of Rock Hill Staff
iv.	<u>Output(s)</u> : CIP, 4 Community Education Meetings, Supplies, Outreach Materials
Task 2: Site Inventory	
i.	<u>Project Implementation</u> : The City's Brownfields Project Director will work with the residents living in the target area during Knowledge Park neighborhood meetings to expand the existing site inventory for assessment. Abandoned and underutilized properties identified

	by the residents of the target area will be researched further by City staff using the property appraiser's website. Once a list is compiled, the consultant will work with City staff and residents to create an evaluation ranking tool to help determine the order in which the sites will be addressed.
ii.	<u>Anticipated Project Schedule</u> : Initiated in 4-8 months of award & continues throughout project.
iii.	<u>Task/Activity Lead(s)</u> : City of Rock Hill Staff
iv.	<u>Output(s)</u> : Site Inventory
Task 3: Assessment	
i.	<u>Project Implementation</u> : The consultant will conduct Environmental Site Assessment (ESA) activities at selected sites, starting first with the two priority sites. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the Site Specific-QAPP.
ii.	<u>Anticipated Project Schedule</u> : Initiated in 3 months of award & continues throughout project.
iii.	<u>Task/Activity Lead(s)</u> : Qualified Environmental Consultant
iv.	<u>Output(s)</u> : 14 Phase I ESA, 1 Generic QAPP, 8 Phase II ESA including SS-QAPP
Task 4: Remediation/Reuse Planning	
i.	<u>Project Implementation</u> : The consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. The consultant will assist the City in hosting charrettes/visioning sessions which may be held for key properties.
ii.	<u>Anticipated Project Schedule</u> : Initiated in 9 months of award & continues throughout project.
iii.	<u>Task/Activity Lead(s)</u> : Qualified Environmental Consultant
iv.	<u>Output(s)</u> : 4 ABCAs, 2 Vision Sessions/Charrettes
Task 5: Programmatic Support	
i.	<u>Project Implementation</u> : The City's Brownfields Project Director will work with the consultant to oversee grant implementation and administration in support of activities to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule and terms and conditions. The consultant will complete ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the three-year term of the grant. The City staff travel budget allows for two staff to attend two national/regional/grantee brownfield training conferences/workshops.
ii.	<u>Anticipated Project Schedule</u> : Initiated upon award & continues throughout project.
iii.	<u>Task/Activity Lead(s)</u> : City of Rock Hill Staff
iv.	<u>Output(s)</u> : ACRES Database Reporting, Yearly & Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period. Two staff to attend two conferences.

b. Cost Estimates

Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks*. **The anticipated cost is \$150,000 Hazardous Substances and \$150,000 Petroleum** based on the preliminary inventory of sites and the two priority sites listed in this application. The budget for this project includes travel, supplies and contractual costs only. **Task 1 Outreach: Contractual**: Community Involvement Plan \$4,000 (40hrs x \$100), 4 Community Education Meetings \$7,000 (\$1,750/meeting), **Supplies**: Outreach Supplies (printing of outreach materials, office supplies, electronic support and software) \$1,500. **Task 2 Site Inventory:**

Contractual: \$6,000 (48hrs x \$125). **Task 3 Assessment**: Contractual: 14 Phase I ESA at \$3,000 for a total of \$42,000. 1 Generic QAPP at \$4,500. 8 Phase II ESA including SS-QAPP at \$23,000 for a total of \$184,000. **76% of the budget will be spent on this task.** **Task 4 Remediation/Reuse Planning**: Contractual: 4 ABCAs at \$5,500 for a total of \$22,000. 2 Vision Sessions/Charrettes \$5,000 (\$2,500/meeting). **Task 5 Programmatic Support**: Contractual: ACRES Database Reporting, Yearly & Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period \$19,000 (152hrs x \$125). Travel: Two staff to attend two conferences \$5,000 (flights at \$750, 3 nights in hotel at \$350, incidentals and per diem at \$150 x 2 attendees).

Category		Tasks					Totals
		<i>Outreach</i>	<i>Site Inventory</i>	<i>Assessment</i>	<i>Remediation/Reuse Planning</i>	<i>Programmatic Support</i>	
Travel	HS					\$2,500	\$2,500
	PET					\$2,500	\$2,500
Supplies	HS	\$750					\$750
	PET	\$750					\$750
Contractual	HS	\$5,500	\$3,000	\$115,250	\$13,500	\$9,500	\$146,750
	PET	\$5,500	\$3,000	\$115,250	\$13,500	\$9,500	\$146,750
TOTAL HS		\$6,250	\$3,000	\$115,250	\$13,500	\$12,000	\$150,000
TOTAL PET		\$6,250	\$3,000	\$115,250	\$13,500	\$12,000	\$150,000
Total Budget		\$12,500	\$6,000	\$230,500	\$27,000	\$24,000	\$300,000

c. Measuring Environmental Results

To ensure this EPA Brownfield Project is on schedule the City Brownfield Program Team, which will include the qualified environmental consultant, will meet quarterly to track all **outputs identified in 3.a.** and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the three-year time frame. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and project partners, environmental assessments, ABCAs and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being achieved in an efficient manner, the City's has countermeasures in place to address this problem. The countermeasures for this project will include the City will make monthly calls to their EPA Project Officer and if needed will revise the existing Work Plan to help the project to get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Structure & ii. Description of Key Staff: The City's Brownfield Project Team will be made up of staff from the Housing and Neighborhood Services Department and they will be responsible for implementing the project. The Housing and Neighborhood Community Development Coordinator, Ms. Corinne Sferrazza, will be responsible for the day to day activities, timely and successful expenditure of funds and completion administrative and financial requirements of the project as the Brownfield Project Director. For the past seven years, Ms. Sferrazza has managed several EPA Brownfield Grant projects for the

City as well as other federal grant projects. She will be assisted by Ms. Jennifer Wilford, the Director of the Housing and Neighborhood Department, as the Project Manager for the City's Brownfields Team. Ms. Wilford has been with the City for 16 years and has served four of those years as the Director of Housing. She has managed several government functions, services, and operations relating to affordable housing development and brownfield projects within the City. They will be assisted by Ms. Krista Parenti, the City's Grant Administrator. Ms. Parteni will be responsible for managing the finances for this EPA Brownfield Assessment Grant project. She has several years of experience managing grant finances and programmatic reporting. A qualified environmental consultant will assist with the technical and reporting portions of the project.

iii. Acquiring Additional Resources: During FY19 Brownfield Grant Cycle, the City went through the full procurement process to acquire several environmental contractors by using the City's approved procurement policy for an on call environmental consulting contact which included federal brownfield grant services. The process was administered by the Procurement and Purchasing Division and led by an experienced Purchasing Manager. Five environmental contractors were procured through a competitive bid process which included a request for qualifications and bid opening. A selection committee was formed to choose environmental consultants based on qualifications and prior experience. The City's Brownfield Program Team will assign projects to all five consultants according to their expertise. The City was in compliance with the EPA's "Professional Service" procurement process.

b. Past Performance and Accomplishments i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: The City was awarded an EPA Cleanup Grant in 2005 in the amount of \$160,000 to address hazardous substances at the Wildcat Creek Tributary located on the Arcade Textile Mill site. The area has been cleaned up and maintained to standards which reduce the risk of exposure from harmful contaminants. All outcomes/outputs were reflected in the Property Profile form as the ACRES system was not yet established. In 2009, the City was awarded a cleanup grant in the amount of \$200,000 to address hazardous substances located at the five-acre Arcade Mill site. As part of the cleanup at this site, PAH contaminated soil was removed from one acre of the site to allow for residential development and the remaining four acres were capped with 18-24 inches of clean fill dirt and landscaped with a variety of indigenous plants and grasses with the long-term cleanup goal of phytoremediation of the remaining contaminants in the soil. All outcomes/outputs were recorded into the ACRES database in a timely manner. In 2014, the City was awarded a cleanup grant in the amount of \$400,000 to address petroleum and hazardous substances at the Rock Hill Printing and Finishing Company (The Bleachery). Nineteen cleanup activities were performed on-site with all outcomes/outputs recorded into the ACRES database. Currently, the site is known as the University Center and is actively being redeveloped into a mixed-use parcel with commercial and residential units.

(2) Compliance with Grant Requirements: The City does not currently have any open EPA grants. All three Cleanup Grants were handled properly regarding compliance with grant work plans, schedules and terms and conditions. All required reporting documentation including quarterly reports and closeout reports were delivered in a timely manner, as well as all grant deliverables being entered into the ACRES database. All three grant awards were fully expended within the agreed upon timeframe. With the 2005 grant, the City requested a one-year extension, which the EPA granted as there was a need for additional time due to unforeseen wetlands permitting issues resulting in the need to complete the necessary delineations and negotiate permitting with the Army Corps of Engineers. These delays were reported to the EPA on a regular basis.



Threshold Criteria

1. Applicant Eligibility

The City of Rock Hill, South Carolina is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a local government as defined under 2 CFR § 200.64.

2. Community Involvement

The City recognizes the importance of informing and gathering public input when making changes within a community. Knowledge Park target area residents are a resource of great knowledge and will be able to help with site identification and sharing information with others. A Community Involvement Plan (CIP) will be created with the purpose to describe the planned community engagement activities, schedule, project background and key players, which will be made available for review at the City's Housing and Neighborhood Services Department.

The City **held 20+ neighborhood community meetings in the summer and fall months of 2019 within the target area** where staff handed out an informational flyer describing the brownfield project. To ensure those residents who do not have access to a vehicle within the target area can attend the Knowledge Park neighborhood meetings, the City's new bus system, *My Ride*, has a route through the Knowledge Park target area residents can utilize as a safe and FREE mode of transportation. City staff will continue to solicit assistance in site identification and reuse planning throughout the community during the regularly scheduled City Council and Knowledge Park neighborhood meetings. The City will utilize the input and information gathered from the target area neighborhood meetings, project partner meetings and charrettes to advance the City's Brownfield Program.

The City realizes using multiple forms of media for communication is vital to success. The City's social media accounts have had a growing audience due to the increase in usage creating a solid platform for disseminating Brownfield project information. In addition, a project brochure explaining the project will be shared throughout the community, and strategically placed at City offices and recreational facilities. Press releases to the local media will keep the community up to date on project milestones and events. The City's Housing and Neighborhood Services webpage will have a dedicated Brownfield Program section with up to date information on the project and community meetings. In addition, City staff will provide information during the regularly scheduled City Council and Knowledge Park neighborhood meetings. A translator will be provided for the non-English speaking members of the community when needed.

3. Expenditure of Assessment Grant Funds

The City of Rock Hill, South Carolina affirms that the City does not have an active EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/02/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Rock Hill, SC

* b. Employer/Taxpayer Identification Number (EIN/TIN):

57-6000244

* c. Organizational DUNS:

0523783460000

d. Address:

* Street1:

155 Johnston Street

Street2:

* City:

Rock Hill

County/Parish:

York

* State:

SC: South Carolina

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

29731-1706

e. Organizational Unit:

Department Name:

Housing and Neighborhood Servi

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Corinne

Middle Name:

* Last Name:

Sferrazza

Suffix:

Title:

Community Development Coordinator

Organizational Affiliation:

* Telephone Number:

8033262463

Fax Number:

* Email:

Corinne.Sferrazza@cityofrockhill.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY20 EPA Brownfield Assessment Grant - City of Rock Hill, South Carolina

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant SC-5

* b. Program/Project SC-5

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/10/2020

* b. End Date: 09/30/2023

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: David

Middle Name:

* Last Name: Vahaun

Suffix:

* Title: City Manager

* Telephone Number: 8033297017 Fax Number:

* Email: david.vehaun@cityofrockhill.com

* Signature of Authorized Representative: David Vahaun * Date Signed: 12/02/2019